



December 21, 1994

Board of Directors
Astoria Golf & Country Club
P. O. Box 148
Astoria, OR 97103

RE: Purchase of Miller et al Property

Dear Board Members:

This letter shall serve as a follow-up to the annual meeting held Wednesday, December 14, 1994, whereby the general membership voted to authorize the Board to proceed with the purchase of the Miller et al property north of the eighth hole.

I would be more than happy to offer my service, at no charge, to help in the process of negotiating the purchase of this property. To date, Director Paulsen has provided me with some information about the subject property, and with the Board's approval, I will proceed with further investigation prior to getting together with the purchase committee.


I will be out of town January 1 to January 5, but available any time prior to these dates if you feel a preliminary meeting is necessary. I will look forward to your response.

If I may, I would also like to take this opportunity to compliment John Mattingly and his staff for their tremendous efforts in helping to make our "Holiday Event of Giving" party a complete success. If you have not heard, this event was not your typical party, and required a great deal of creativity. A total of \$7,328.00 was raised for the Pioneer House, and the Astoria Golf & Country Club played a big part in its success. Thank you!

Happy Holidays to all of you and your families!

Sincerely,

WESTON & EVERETTE
Real Estate


Craig Weston
President

CW:kg

ATTN: DAN VAN DUSEN

January 24, 1995

Rich Paulsen
Astoria Golf & Country Club

Dear Rich,

As you requested, the following is my estimate of value of the 26.3 acres lying North of our 7th & 8th holes. This is an estimate of value only and not a fee appraisal as the license laws have changed several years ago requiring special appraisal licensing to do a fee appraisal. Whereas Real Estate Brokers did historically perform appraisals they can no longer perform that function. We do have several Appraisers in Clatsop County, three of which come to mind: Dave Dickson, Jim Wills and Steve Weed. You may need an official fee appraisal before you can reach a decision and I believe the local Appraisers listed above can perform for considerably less cost to us than can an Appraiser brought in from outside the area.

This estimate, since I am mostly retired, includes input from our son, Dave, who is one of the most knowledgeable real estate professionals on vacant land sales in this area.

Two areas of particular concern regarding the value of the subject property are highway access and any butterfly habitat that may exist in the area. Because of these concerns, I would suggest that someone contact the State Highway Department to first get assurance that a highway access would be granted at the current location and if any improvements to the access will be required. Secondly, contact should be made with the Department of Fish and Wildlife, the authority on species habitat, to see if any problems exist in that regard.

In appraising, the most used method is that of what other similar properties have been selling for. Unfortunately, any comparable sales are difficult or impossible to find or the current assessments would have changed. The Property that the Club is purchasing on the lake could possibly be used as a comparable sale although it is difficult to compare lakefront land with land without water frontage.

With the current RA 5 zoning, you are aware that there is a 5 acre minimum lot size which means that the property could possibly become 5 building sites.

Should a developer wish to subdivide the property into 5 lots, the County would require an approved road including highway access, plus utilities extended to each lot. My conservative estimate of the cost of this would be a minimum cost of \$15,000 per building site. The developed lots could sell in the \$50,000-\$60,000 price range each. A developer would want to be sure to make a profit in this project. Therefore, the cost of the bare land, unimproved, for each lot would have to be in the \$15,000-\$18,000 range for each lot. These figures indicate that the price for the property should be in the \$3,000-\$3,000 per acre range or between \$79,000-\$92,000.

However, in today's market, it is always possible that a buyer might come along and purchase the property as a single homesite or gambling that the zoning can be changed in the future and for those reasons, be willing to pay more than the present value of the property. Therefore, the Club must examine how real its' future need for this property is in order to determine how far above value should be offered if any. Consideration must be given to the costs of future taxes incurred by this property and its' relationship in future years to our current course property.

I will be available to assist you committee in any way I can should you so desire. Good wishes and good luck on a tough assignment.

Best Regards,

A handwritten signature in cursive script, appearing to read "Kent Price", written in dark ink.

Kent Price

Board of Directors
Astoria Golf & Country Club

Gentlemen,

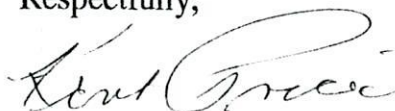
I am writing in response to your suggested purchase of the land on the North side of our course. I am not in opposition to our buying this property should the board of Directors and the membership believe that we are likely to have a need for the property in the future.

However, I am opposed to the price that has been suggested for the following reasons:

1. This property is currently zoned RA5 which means that any division must be in at least 5 acre parcels, a maximum of 5 building sites. This has tremendous bearing on the value to an investor or developer.
2. The highway access is very dangerous and the entrance road goes through a very narrow underpass with a very narrow road crossing through the lake. Any developer would find the cost of bringing in the road and extension of utilities up to the required standards to be extremely high.
3. This 26.3 acre parcel is currently tax assessed at \$75,880 or \$2885 per acre which is fairly close to market value as far as I can determine. Your lower proposed figure of \$225,000 comes out to roughly \$8555 per acre.
4. Now, the most important reason for my opposition is our tax structure. The subject property is assessed at \$2885 per acre. Our main course property which is improved and includes lake frontage is currently assessed at \$3400 per acre. Should we purchase the the subject property at a greatly inflated price, as is proposed, the valuation of our course property may be increased very quickly by the Assessor. This would mean that we would have many thousand dollars of increased taxed every year on our present land plus a high rate on the newly acquired property.

In conclusion, should you make the decision to pursue the purchase of this property, let's get an independent fee appraisal or two and negotiate a realistic price.

Respectfully,



Kent Price

ASTORIA GOLF AND COUNTRY CLUB
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 19, 1995

ACTIONS

1. AGREED TO PURCHASE FROM CLARKE AND SUE MILLER, 27 ACRES OF PROPERTY NORTH OF THE ASTORIA GOLF AND COUNTRY CLUB FOR \$163,000. PURCHASE TO BE FINALIZED BY JULY 27, 1995.
2. DETERMINED THAT THE PROPOSED MEMBER CART LEASE PROGRAM WAS NOT A FEASIBLE COURSE OF ACTION TO PERSUE AND DECLARED THE ISSUE FINISHED.
3. INSTRUCTED THE HOUSE COMMITTEE TO EXPLORE THE POSSIBILITY OF CONNECTING THE MIDDLE AND SOUTH CART SHEDS WITH THE INTENT TO ADD BETWEEN 25 OR 30 NEW CART SPACES.

CLARKE P. MILLER
25065 SOUTHWEST BAKER ROAD
SHERWOOD, OREGON 97140

July 19, 1995

Mr. Dan Van Dusen, President
Astoria Golf and Country Club
PO box 148
Astoria, OR 97103

RE: Sale of Tax Lot 400

Dear Dan:

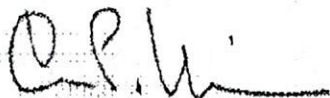
This letter is to confirm that Clarke and Sue Miller have agreed to sell the above property to the Astoria Golf and Country Club in the amount of \$160,000. cash on or before July 27, 1995.

This sale is subject to the exception as noted in the title report policy #0132507 sent to you by Pacific Title Company.

This transfer is part of a tax free exchange and buyer will cooperate with seller exchange at no additional cost or delay.

Please indicate your acceptance by signing and returning a copy of this letter to us.

Sincerely,



Clarke P. Miller

Dan Van Dusen

cc: Garth Brown, Attorney
Suite 1040, 111 SW Columbia St
Portland, OR 97201

CLARKE P. MILLER

26065 SOUTHWEST BAKER ROAD

SHERWOOD, OREGON 97140

July 19, 1995

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Astoria Golf and Country Club
PO Box 148
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Dan Van Dusen

cc: Garthe Brown, Attorney
Suite 1040, 111 SW Columbia St
Portlnd, OR 97201

CLARKE P. MILLER
26065 SOUTHWEST BAKER ROAD
SHERWOOD, OREGON 97140

July 24, 1995

Mr. Dan Van Dusen, President
Astoria Golf and Country Club
PO Box 148
Astoria, OR 97103

RE: Sale of Tax Lot 400

Dear Dan:

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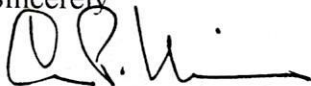
This sale is subject to the exceptions as noted in the title report policy #0132507 sent to you by Pacific Title Company.

We will be responsible for all closing cost. Pacific Title will transfer the deed to Astoria Golf and Country Club after closing

This is part of a tax free exchange and buyer will cooperate with seller exchange at no additional cost or delay.

Please indicate your acceptance by signing and returning a copy of this letter to us.

Sincerely



Clarke P. Miller



Dan Van Dusen

cc: Garthe Brown, Attorney
Suite 1040, 111 SW Columbia St
Portland, OR 97201

The club has been offered a parcel of land (approximately 28 acres) adjoining the north side of the golf course. The land will cost between \$225,000 and \$250,000 and can be purchased on a 5-8 year sales contract. The board recommends buying this land.

The club has no specific plans for this property at this time; however, if we do not buy it the owners will place it on the open market and it is likely that a developer will eventually control the land. Our present club property is very small for an 18-hole golf course, and is road and water bound on three sides. If any changes occur in the roadways or the use of waterfront land, portions of our property could be affected.

At the very least, we can buy the land, own it for a number of years, and subdivide it ourselves, thereby maintaining a buffer strip between the land and golf course. This would enable the club to control the way lots are positioned on the acreage. The board feels that the club would definitely profit from this option.

Gentlemen:

There will be a special meeting next Wednesday, NOV. 30 to Discuss a few items of Business.

A. Acquisition of 28 Acres from N. of the Golf course.

B. Approver 1945 Town. Schedule

C. Preceptor Club President Forum.

The meeting will begin at 4:30 Golf attire is recommended & dinner is not anticipated

Sincerely

Jim

09805677

JUN 1
98 MAY 32 AM 9:28

B0970P527

REC'D BY: LORI DAVIDSON.

CLATSOP COUNTY CLERK D

AFTER RECORDING RETURN TO:

Property Management, Clatsop County Assessment and Taxation
P.O. Box 719, Astoria, OR 97103

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS
SHALL BE SENT TO THE FOLLOWING ADDRESS:

Astoria Golf & Country Club
PO Box 148
Astoria, OR 97103

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that CLATSOP COUNTY, a political subdivision of the State of Oregon for the consideration hereinafter stated, does hereby release and quitclaim unto **Astoria Golf and Country Club** all right, title and interest in that certain real property situated in the County of Clatsop, State of Oregon, described as follows, to-wit:

That portion of the following described real property lying east of the centerline of Neacoxie Lake. Beginning at the Southwest corner of Ivyloo Acres Subdivision as platted in Section 9, Township 7 North, Range 10 West, Willamette Meridian, Clatsop County, State of Oregon;

Thence South 19°32' East a distance of 375 feet more or less to its intersection with the North line of that certain 60 foot right of way reserved by Frank Hurlbutt on property conveyed to C.V. Brown as recorded in Book 65, Page 527, Clatsop County Deed Records, said point being the true point of beginning;

Thence continuing South 19°32' East a distance of 1290 feet more or less to its intersection with the South boundary of the John Hobson Donation Land Claim;

Thence West along the South boundary of the said Hobson D.L.C. to a point 300 feet West of West bank of Neacoxie Lake;

Thence North 19°32' West a distance of 1290 feet more or less to a point West of the point of beginning;

Thence East to the true point of beginning.

Excepting therefrom, that parcel conveyed to Astoria Golf and Country Club by deed recorded in Book 860, Page 261, Clatsop County Deed Records.

Further Excepting any ownership and/or rights of the public in Neacoxie Lake.

In the NE 1/4 Section 9, T7N, R10W, W.M., County of Clatsop, State of Oregon.

TAX ACCT NO. 7 10 9 - 802

TAX ID No. 73365A

SITUS ADDRESS: Vacant Land

The true and actual consideration paid for this transfer stated in terms of dollars is **Sixteen Thousand (\$16,000) DOLLARS.**

This conveyance is made pursuant to Resolution and Order dated May 27, 1998 and recorded in the Board of Commissioner's Records as instrument number 98050023.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27 day of MAY, 1998.

Helen Westbrook, Chairperson

STATE OF OREGON)
) ss.
County of Clatsop)

This Quitclaim Deed was acknowledged before me on this 27 day of MAY, 1998, by Helen Westbrook, Chairperson of the Clatsop County Board of Commissioners.



NOTARY PUBLIC FOR OREGON

My Commission Expires: 4-27-99

APPROVED AS TO FORM:

COUNTY COUNSEL



State of Oregon
Department of Forestry
2600 State St.
Salem, Oregon 97310

Verification of Acres

06/15/2006

Do Not Pay

July 1, 2006 through June 30, 2007

Please let us know of any changes to the following information. . .

ASTORIA GOLF & COUNTRY CLUB

Owner ID

05343

P.O. BOX 148

OOM

ASTORIA

OR 97103-

Oregon Department of Forestry
2600 State Street
Salem, OR 97310

For Inquiries call Susan Moretz @ (503) 945-7456; Fax 503-945-7454; smoretz@odf.state.or.us

District: 50 NORTHWEST PROTECTION DISTRICT

ID #	County	TW	RNG	SE	TAX LOT OR LEGAL	Timber Acreage	Grazing Acreage	
736	CLATSOP	07N	10W	09	71009 0802	3.19	0.00	*
50 NORTHWEST PROTECTION DISTRICT Total						3.19 acres	0.00 acres	

Please VERIFY the above acreages, changes due by: July 14, 2006

If you DO NOT agree with the acres listed, please return the Verification Copy to the address listed above with details as to the corrections that need to be made. If we do not receive written notice from you by the above date, this is the acreage that will be billed for fire patrol assessment.

Customer Copy